106.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,819,000 / 1,819,000
					USE VALUE:	1,819,000 / 1,819,000
					ASSESSED:	1,819,000 / 1,819,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNEELY MARTIN K
Owner 2:	CONNEELY KERRI LYNN
Owner 3:	
Street 1:	2 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NELSON DANIEL L -
Owner 2:	-
Street 1:	2 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 17,100 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1965, having primarily Clapboard Exterior and 4180 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17100.000	1,001,100	1,500	816,400	1,819,000
Total Card	0.393	1,001,100	1,500	816,400	1,819,000
Total Parcel	0.393	1,001,100	1,500	816,400	1,819,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.17 | /Parcel: 435.1

Legal Description

User Acct 67858

GIS Ref

GIS Ref

Insp Date 08/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 106.0-0001-0006.0

!8364!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	800,100	1500	17,100.	816,400	1,618,000	1,618,000	Year End Roll	12/18/2019
2019	101	FV	113,200	2200	17,100.	816,400	931,800	931,800	Year End Roll	1/3/2019
2018	101	FV	561,600	2200	17,100.	699,800	1,263,600	1,263,600	Year End Roll	12/20/2017
2017	101	FV	561,600	2200	17,100.	653,100	1,216,900	1,216,900	Year End Roll	1/3/2017
2016	101	FV	561,600	2200	17,100.	559,800	1,123,600	1,123,600	Year End	1/4/2016
2015	101	FV	564,500	2300	17,100.	501,500	1,068,300	1,068,300	Year End Roll	12/11/2014
2014	101	FV	564,500	2300	17,100.	464,200	1,031,000	1,031,000	Year End Roll	12/16/2013
2013	101	FV	564,500	2300	17,100.	442,600	1,009,400	1,009,400		12/13/2012

PRINT

Date	Time
12/10/20	22:56:26

LAST REV

Date	Time
08/18/20	11:10:27

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8364

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON DANIEL L	1519-80		11/30/2017	Change>Sale	1,050,000	No	No		
MORRILL CONSTAN	1157-81		6/19/1996		574,000	No	No		Y

USER DEFINED

Prior Id # 1:	67858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2018	893	Addition	67,500	C				addit per plans
5/22/2018	678	Inter Fi	3,000	C				
1/10/2018	28	Inter Fi	38,700	C				
12/13/2017	1641	Inter-De	2,500	C				
2/7/2013	157	Manual	43,718	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2019	Permit Visit	DGM	D Mann
8/31/2018	MEAS&NOTICE	PH	Patrick H
5/22/2013	Info Fm Prmt	EMK	Ellen K
2/18/2009	Meas/Inspect	372	PATRIOT
10/26/1999	Meas/Inspect	243	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17100		Sq. Ft.	Site		0	70.	0.68	4			Golf co	25					816,369						816,400	

Total AC/HA: 0.39256 | Total SF/SM: 17100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 816,369 | Spl Credit | Total: 816,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1965	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	4	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.90119612
Const Adj.:	1.04947495
Adj $ / SQ:	118.223
Other Features:	151465
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1011203
Depreciation:	10112
Depreciated Total:	1001091

COMMENTS

PDAS. 1 HBTH=SINK & SHOWER..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 3					HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

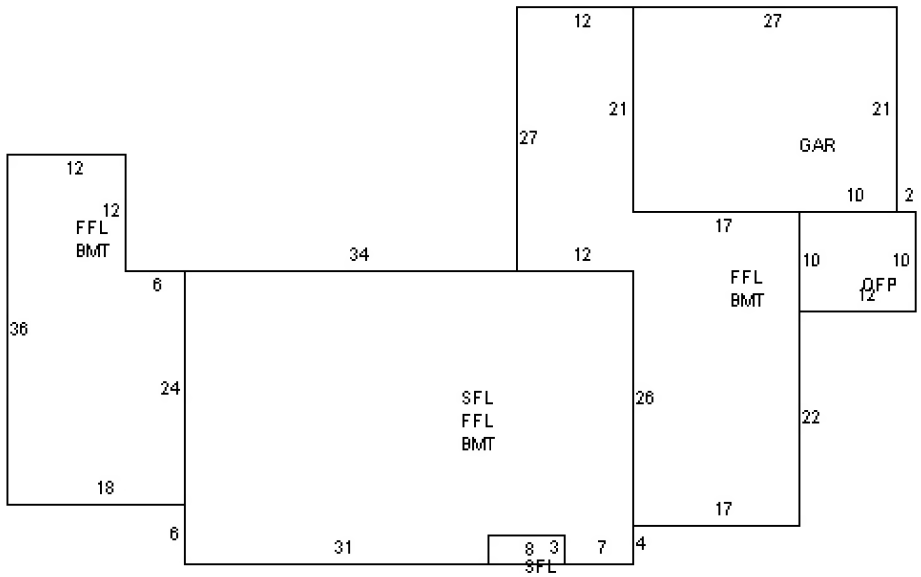
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.24
Special Features:	0	Val/Su Net:	130.57
Final Total:	1001100	Val/Su SzAd	239.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,800	35.470	99,307
FFL	First Floor	2,800	118.220	331,024
SFL	Second Floor	1,380	118.220	163,148
GAR	Garage	567	20.370	11,549
OFP	Open Porch	120	31.750	3,810

Net Sketched Area:	7,667			Total:	608,838
Size Ad	4180	Gross Are	7667	FinArea	4180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X76	A	FR	1970	2.58	T	49	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:	Total: 1,500